



ERKINHOLME, DROVE ROAD, LANGHOLM, DUMFRIESSHIRE

  
SMITHSGORE



# ERKINHOLME

DROVE ROAD, LANGHOLM, DUMFRIESSHIRE, DG13 0JW

Magnificent Victorian house with exceptional interiors and beautiful grounds

## APPROXIMATE MILEAGES

Carlisle 20 miles. Galashiels 40 mile. Edinburgh 73 miles

## ACCOMMODATION IN BRIEF

**Lot 1: Erkinholme House** – Vestibule, Domed Reception Hall, Cloakroom with WC, 2 Studies, 2 Drawing Rooms, Conservatory, Cinema, Dining Room, Back Hall, Stores, Kitchen, Utility Rooms, Larders, WC, Laundry, Cellars, 9 Bedrooms • Dressing Room with en-suite shower room, 3 Bathrooms, Store Room, WC, 5 Attic Rooms, Kitchenette, 2 Games Rooms, Sewing Room, Shower Room, WC

Grounds – Beautiful enclosed gardens with Terraced Lawns and Walled Garden Greenhouse and stores

**Lot 2: Lodge House** – Living Room, Kitchen, 2 Bedrooms, Bathroom

**Lot 3: Grazing land** – 6 acre paddock

In all about 11 acres

For sale as a whole or in 3 lots

### Edinburgh office

22 Young Street  
Edinburgh  
EH2 4JB  
t 0131 344 0880  
edinburgh@smithsgore.co.uk

### Carlisle office

64 Warwick Road  
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## SITUATION

Erkinholme has a fine setting in its own grounds above the town of Langholm. There are views from the property over the town and to the surrounding Borders hills. The property is enclosed within a stone wall and is well protected by its own policy woodlands which give the property great privacy. Being on the edge of the town it benefits from close proximity to local facilities. There is a primary and secondary school, a supermarket, quality restaurants and a good range of local shops. The area offers a wealth of leisure pursuits including fishing, golfing and numerous walking routes amongst the splendor of the surrounding countryside. The annual common riding unites the community and attracts visitors from far and wide. The recently built Buccleuch arts centre is the premier music and arts venue in the Borders and Southern Scotland. It attracts many of the large touring shows and plays host to a variety of cultural events throughout the year. The town also has a sports centre and a 9 hole golf course.

Carlisle is the nearest major town (20 miles) and has a railway station on the main line from Glasgow to London. The M6, the main route south to England, is only 17 miles away. The property is in the heart of the beautiful Borders countryside midway between Dumfries and Hawick.

## DESCRIPTION

Erkinholme is a magnificent Victorian house which was built for a local mill owner, Alexander Scott, in about 1884. Alexander Scott owned Waverley Mills in Langholm which later became the Edinburgh Woollen Mill.

Erkinholme is an impressive Victorian house built of stone under a slate roof. It has symmetrical façades to the front and sides. The principal elevation faces west with a pillared central doorway flanked by bay windows to either side. The garden (south) elevation is enhanced by a beautiful period conservatory.



The property has exceptional interiors including a magnificent reception hall with a gallery and large domed cupola above, two fine drawing rooms and a well proportioned dining room. The plasterwork, woodwork and fittings throughout are of the highest quality. These magnificent period reception rooms are complemented by a cinema which has been created in the former billiard room using the highest technology modern equipment.

The bedroom accommodation is arranged on the first and second floors. The principal bedrooms are around the galleried landing on the first floor above the reception hall. There are further bedrooms on the second floor which can be used for children or staff in conjunction with the main house or could be used as a separate flat accessed by the lift to the rear.

### GARDENS & GROUNDS

Automatic wrought iron double gates with foot gate on one side open to a tarmac drive with stone retaining wall and steep grass bank above and belt of trees below. There are banks of rhododendrons immediately below the house with an impressive stone stairway with steps leading up to the front of the house. A gravel path leads to a gate through the wall to the footpath below.



# Erkinholme House, Drove Road, Langholm, DG13 0JW

Gross internal area (approx):  
 1,127m<sup>2</sup> (12,131sqft)  
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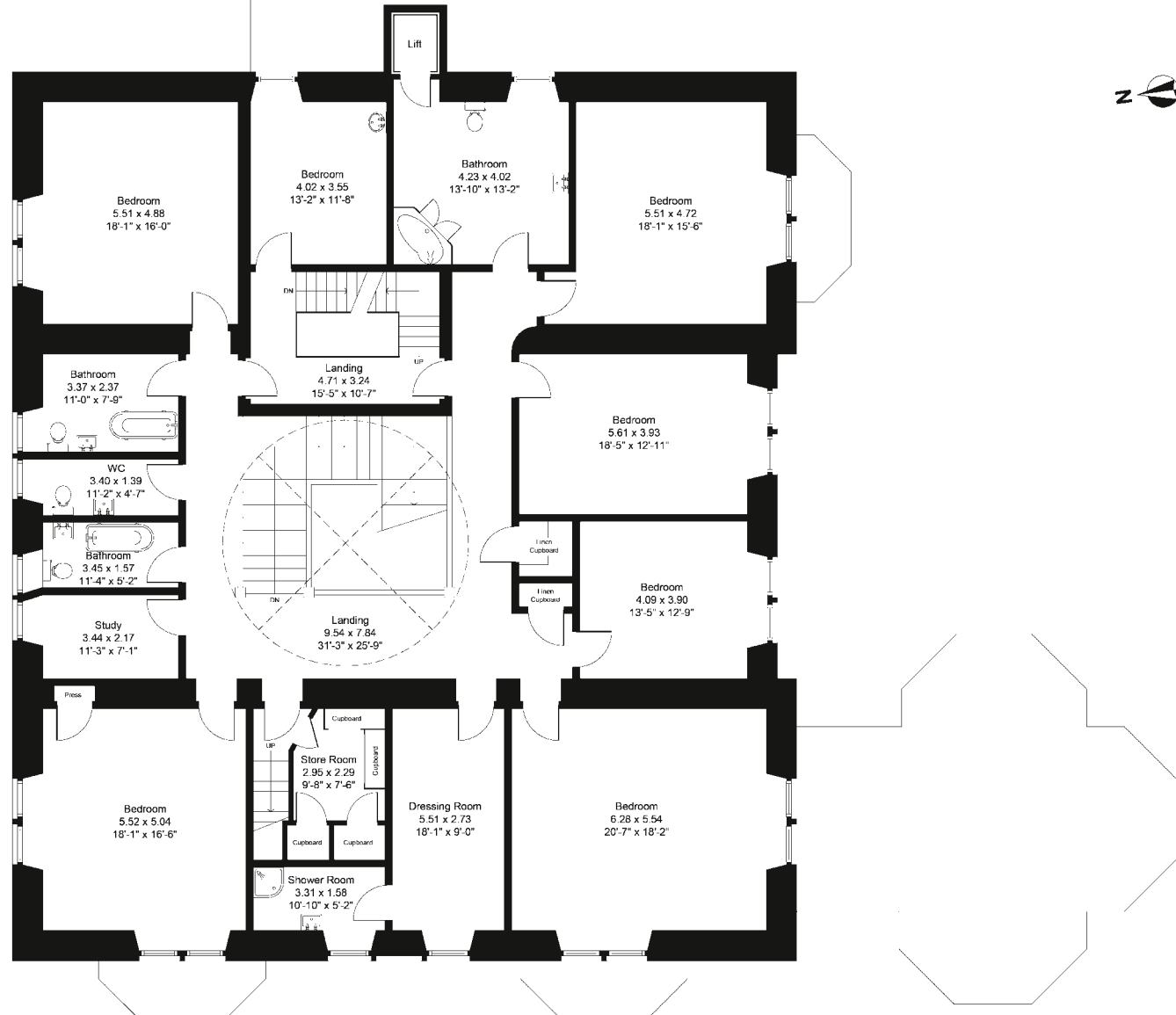


**Ground floor**

**Basement**

# Erkinholme House, Drove Road, Langholm, DG13 0JW

For identification only. Not to scale.



First floor

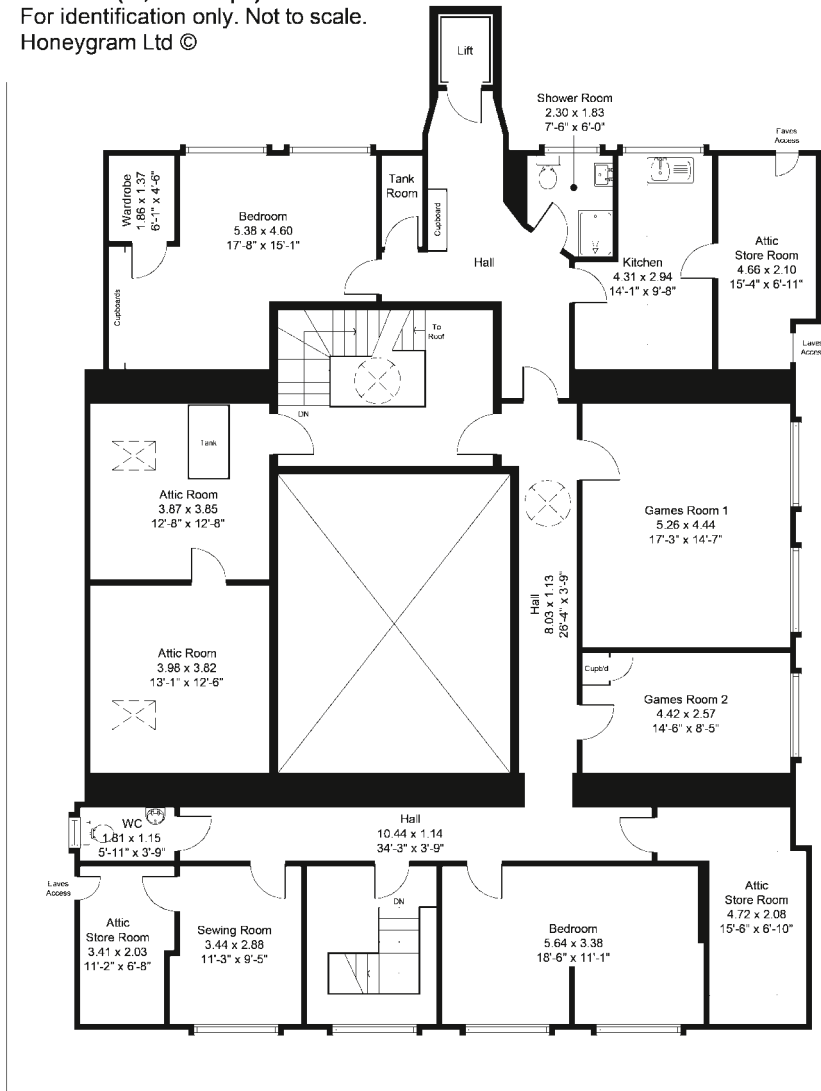
# Erkinholme House, Drove Road, Langholm, DG13 0JW

Outbuildings gross internal area (approx):

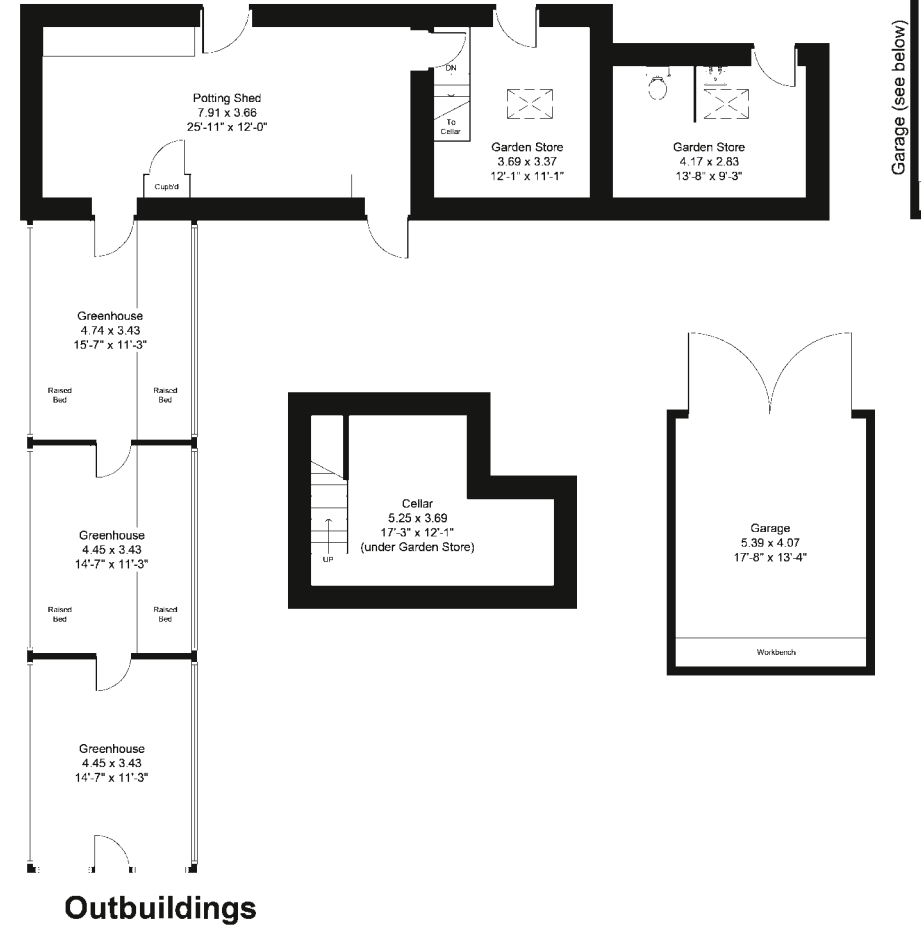
144m<sup>2</sup> (1,550sqft)

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Second floor



Outbuildings



Garage (see below)



At the top of the drive is a stand of mature fir trees opposite the tarmac parking area to the front and the side of the house.

To the north of the house is an enclosed, south facing garden with a stone wall and iron railing fence around. There is an impressive wooden pergola in the centre and a variety of fruit trees, shrub beds and herbaceous borders.

### OUTBUILDINGS

**Potting shed:** Tool racks, fitted work bench, fitted cupboards and shelves.

**Greenhouse:** Raised beds either side and vinery at end. Metal gridded floor with heating pipe below. Original window opening mechanisms.

**Store:** Adjoining the potting shed.

**Wood store:** with WC and sink.

**Garage:** Corrugated iron with double wooden doors. Behind the kitchen garden is a garden yard with a tarmac parking area and gravel surround.

Above the kitchen garden is a belt of woodland with a gravel path running through it. This woodland is enclosed by iron railing fences and the path leads to a 6 acre field above.

The pathway continues along the top of the property where it opens out onto the sloping lawns which are fringed by rhododendrons and lie immediately to the south of the house. There is a long flat lawn with a steep terrace below.

### THE GATE LODGE

The lodge is built under a pitched slate roof and has a gravel parking area around. There is wooden dado panelling in both the hall and the living room, which also has a gas coal effect fire with a tiled surround and wooden mantel. Off the living room there are two bedrooms and a kitchen. The rear hall off the kitchen leads to a bathroom with a separate tiled shower compartment and the back yard which has a store housing a Worcester heating boiler and plumbing for a washing machine.

### THE GATE LODGE SERVICES

Mains gas

Mains water and drainage

Mains electricity

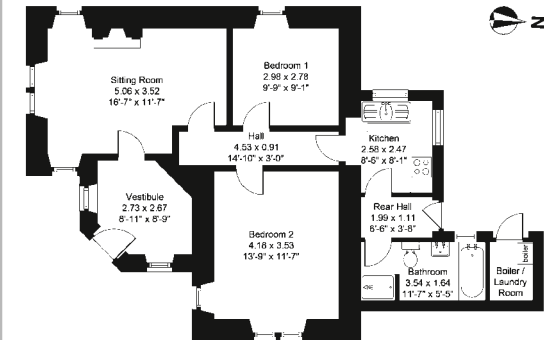
## Erkinholme Gate Lodge Drove Road, Langholm, DG13 0JW

Gross internal area (approx):

74m<sup>2</sup> (796sqft)

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### COUNCIL

Band H

### EPC RATING

Band F

### VIEWING

Strictly by appointment with the selling agents,  
Smiths Gore on 0131 344 0880.

### CLOSING DATE

Offers should be submitted in Scottish legal terms to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.

### DATE OF INFORMATION

Particulars – June 2013

Photographs – May 2011

### FIXTURES AND FITTINGS

The fitted carpets, curtains, blinds and light fittings are all included in the sale price.

The cinema equipment is available under separate negotiation.

### DIRECTIONS

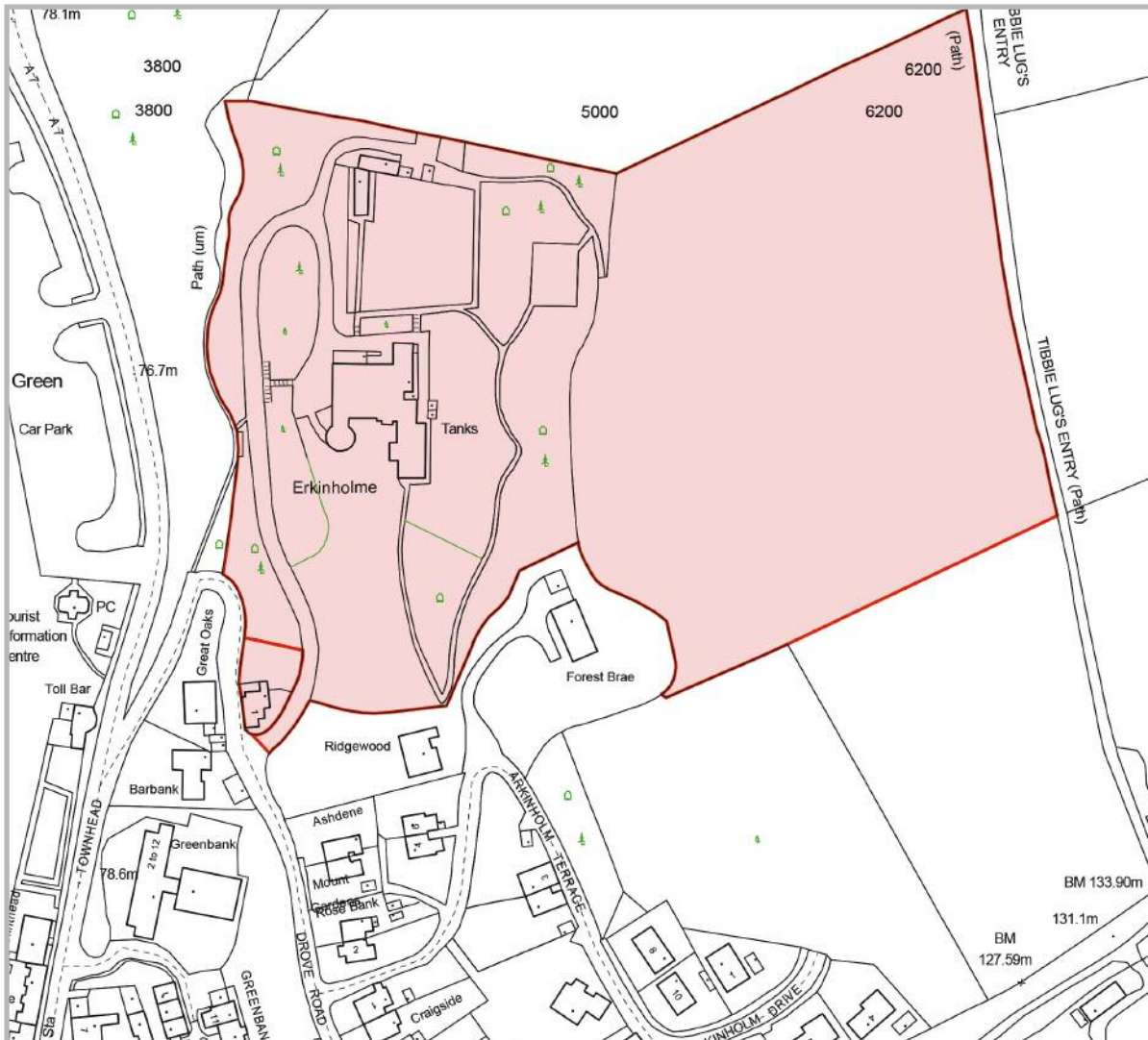
From Carlisle take the A7 north to Langholm. Continue through the town and turn right up the hill into Drove Road which is on the right hand side opposite a park. The road rises and turns sharp right. The gate lodge and entrance to Erkinholme are on the left hand side.

From Edinburgh take the A7 south through Galashiels, Selkirk and Hawick and continue to Langholm. Immediately after entering Langholm turn sharp left into Drove Road which is opposite a park. The road rises and turns sharp right. The gate lodge and entrance to Erkinholme are on the left hand side.

### MAIN HOUSE SERVICES

Mains water (spring supply available to garden).  
Mains electricity. Mains gas. Mains drainage.  
Central heating from two mains gas fired boilers (one of which was renewed in 2002). Separate gas fired water heating system.





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## IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor or Smiths Gore; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement; (viii) please note that if you make an acceptable offer for this property we will have to confirm your identity, as required by the Money Laundering Regulations 2007.



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